

138 Court Farm Rd, BN9 9HB  
 Approximate Gross Internal Floor Area = 124.7 sq m / 1343 sq ft  
 Outbuilding Floor Area = 10.0 sq m / 108 sq ft  
 Total Area = 134.7 sq m / 1451 sq ft

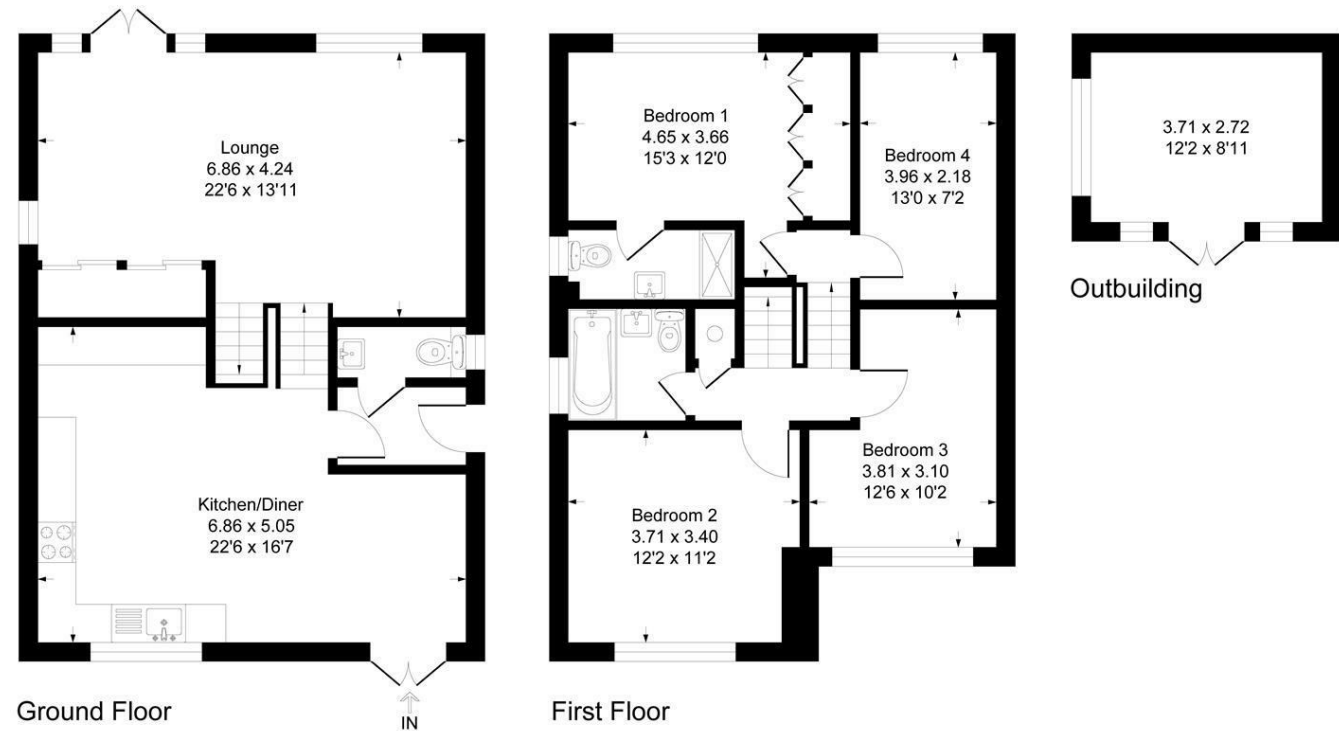


Illustration for identification purposes only, measurements are approximate, not to scale.

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A Stunning Detached House Backing Onto Fields  
 138, Court Farm Road, Newhaven, BN9 9HB



## localknowledge...

Positioned in one of Newhavens premier roads, the property is in a prime position to enjoy stunning clifftop walks and access to Newhaven Fort and marina. Newhaven port has a ferry link to the French port of Dieppe and the town centre itself has a range shops and cafes with further facilities including public swimming pool and various bus and train links to Brighton, Lewes and Eastbourne.

## moreinfo...

Phillip Mann Newhaven Office

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## inbrief...

A detached house located in Court Farm Road. The house is in excellent condition and offers good size accommodation throughout. Accommodation includes a large kitchen/breakfast room, good size lounge, master bedroom with ensuite, three further bedrooms and a family bathroom. Benefits include a stunning landscaped rear garden, lovely enclsd front garden and off road parking.

<b>Style:</b>	Modern Detached House
<b>Bedrooms:</b>	Four
<b>Reception rooms:</b>	One
<b>Area:</b>	1451 Sq Ft / 134.7 M Sq
<b>Outside:</b>	Landscaped Rear Garden
<b>Parking:</b>	Ample Parking
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this stunning detached house which backs direction onto open fields. The property has been well looked after over the years of ownership and an internal viewing is highly recommended. This property is being sold with NO ONGOING CHAIN.

A part glazed door gives access to an entrance hall which has a downstairs cloakroom and a door gives access onto a stunning open plan kitchen/breakfast room. This room has a good range of glass fronted wall and base units which has a built in fridge, freezer, microwave, five ring gas hob, cooker and dishwasher. There is ample space for a breakfast table and sofa. Completing the room is a window overlooking the front and patio doors leading to a private front garden area.

From the kitchen, stairs lead onto a spacious lounge with Karndean flooring, built in storage cupboards and patio doors gives access to the garden.

From the lounge, stairs lead to the first floor landing which has an airing cupboard and doors which lead to this floors accommodation. Bedroom two and three are both good size doubles which have fantastic views over fields. Completing this level is a fitted family bathroom which has a paneled bath, low level WC and wash hand basin.

The second floor landing gives access to the remainder of the accommodation. The master bedroom is a good size room and has a range of wardrobes and an en-suite shower room. Bedroom four completes the inside which is a further double overlooking the rear.

Outside there is an incredible landscaped rear garden which is mainly laid to artificial grass with raised flower beds which has a selection of established range of plants, shrubs and trees. There are several seating areas, a large timber shed with electric, side access and timber fence enclosed.

The front has a private South facing garden along with parking for three vehicles.



If you would like to discuss this property in more detail, or would like to arrange a viewing then you are welcome to contact one of the team on 01273 517517

## What the owner says...

We have owned the property since it was new and have enjoyed the space that it has to offer.



## Bear in mind...

The house is located within a stones throw of cliff top walks and is easy walking distance to local schools, bus routes and shops.